

DRAFT

**INITIAL STUDY
MITIGATED NEGATIVE DECLARATION**

**SPOONER RANCH HOUSE SANITARY
FACILITY REPAIR PROJECT**



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State of California
DEPARTMENT OF PARKS AND RECREATION

MITIGATED NEGATIVE DECLARATION

PROJECT: **SPOONER RANCH HOUSE SANITARY FACILITY REPAIR PROJECT**

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration is available for review at:

- San Luis Obispo Coast District Headquarters
California Department of Parks & Recreation
750 Hearst Castle Road
San Simeon, CA 93452
- Northern Service Center
California Department of Parks & Recreation
One Capitol Mall - Suite 410
Sacramento, California 95814
- Los Osos Library
2075 Palisades Ave.
Los Osos, CA 93402
- Montana de Oro State Park
Spooner Ranch House
Pecho Valley Road
San Luis Obispo County

PROJECT DESCRIPTION:

The proposed project would rehabilitate an existing restroom facility located in the Spooner Ranch House at Montana de Oro State Park. The purpose of this project is to provide sanitary facilities and potable water for state park docents and staff. The following is a summary of the planned improvements:

- New sewer, water and electrical lines; a new low flow flush toilet and sink fixtures; and installation of new restroom floor covering.
- An underground 1000 gallon pre-cast concrete sewage holding tank.
- A 1100 gallon above ground polyethylene water tank and a water pressure system.
- A pump building to hold the above ground water tank and water pressure system.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Vince Cicero
California Department of Parks & Recreation
750 Hearst Castle Road
San Simeon, CA 93452

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

Nick Franco
District Superintendent

Date

Vince Cicero
District Environmental Coordinator

Date

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CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Spooner Ranch House Sanitary Facility Repair Project at Montana de Oro State Park, San Luis Obispo County, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.*, and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq.*

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR. The contact person for the lead agency is:

Daryl Mullikin
Morro Bay State Park
State Park Road
Morro Bay, CA 93442
FAX 805/772-5931

All inquiries regarding environmental compliance for this project, including comments on this environmental document should be addressed to:

Vince Cicero
Senior Environmental Scientist
California State Parks
750 Hearst Castle Road
San Simeon, CA 93452
FAX 895/927-2130

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Spooner Ranch House Sanitary Facility Repair Project at Montana de Oro State Park. Mitigation measures have also been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
This chapter provides an introduction to the project and describes the purpose and organization of this document.
- Chapter 2 - Project Description.
This chapter describes the reasons for the project, scope of the project, and project objectives.
- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.
- Chapter 4 - Mandatory Findings of Significance
This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.
- Chapter 5 - Summary of Mitigation Measures.
This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.
- Chapter 6 - References.

This chapter identifies the references and sources used in the preparation of this IS/MND. It also provides a list of those involved in the preparation of this document.

- Chapter 7 - Report Preparation

This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document, the proposed Spooner Ranch House Sanitary Facility Repair Project would result in less-than-significant impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

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CHAPTER 2

PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Spooner Ranch House Sanitary Facility Repair Project at Montana de Oro State Park, located near the Community of Los Osos, San Luis Obispo County, California. The proposed project would rehabilitate an existing restroom facility located in the Spooner Ranch House at Montana de Oro State Park. The purpose of this project is to provide sanitary facilities and potable water for state park docents and staff. Inside the Ranch House, the project consists of a new low flow flush toilet and sink fixtures, and installation of new restroom floor covering. New sewer, water and electrical lines will be placed above ground under the ranch house. Outside the Ranch House, the project will install an underground 1000 gallon pre-cast concrete sewage holding tank, a 1100 gallon aboveground polyethylene water tank, and a water pressure system. A pump building will be constructed to hold the aboveground water tank and water pressure system.

2.2 PROJECT LOCATION

Situated in San Luis Obispo County, just 12 miles westerly of the city of San Luis Obispo, Montana de Oro State Park is a 7,845 acre park of varied habitats including coastal sand dunes, marine terraces, perennial streams, oak woodlands and coastal sage scrub communities. The park is bordered to the north by the Community of Los Osos. The Pacific Ocean borders the western edge of the park. Private lands within the Irish Hills border the eastern and southern borders. Access to the park is via Pecho Valley Road. The Spooner Ranch House site is bordered on the north by Islay Creek, on the south and east by the campground access road and on the west by the park entrance road.

2.3 BACKGROUND AND NEED FOR THE PROJECT

The original sanitary facility within the Spooner Ranch House piped sewage into Islay Creek. As a result, the sanitary facility has not been in operation for several decades.

The Spooner Ranch House operates as a park headquarters for the unit, a contact station for park visitors, holds interpretive exhibits, and contains a small sales operation managed by park staff.

2.4 PROJECT OBJECTIVES

The objective for this project is to provide a restroom facility for park staff, docents and volunteers operating out of Spooner Ranch House. Currently, staff use a pit toilet located across the campground entrance road. The renovation will provide a more convenient facility and support volunteer efforts.

2.5.1 PROJECT DESCRIPTION

The proposed project would rehabilitate an existing restroom facility located in the Spooner Ranch House at Montana de Oro State Park. The purpose of this project is to provide sanitary facilities and potable water for state park docents and staff. The project will install new sewer, water and electrical lines, a new low flow flush toilet and sink fixtures, and a new restroom floor covering. The old restroom toilet, sink, and portions of the old water and sewer pipes will be removed. A 1000 gallon pre-cast concrete sewage holding tank will be placed underground directly adjacent to the ranch house. The excavation for the holding tank will measure 8' x 10' x 7' deep. New water, sewer and electrical lines will be placed in 50 feet of trenching, approximately 6 inches wide and 18 inches deep.

In addition, a pressurized water system will be required to support the new restroom facility. The water system will be housed in a new wood pump building constructed adjacent to the Spooner Ranch House. The pump house will be approximately 12 feet x 12 feet x 8.5 feet high and constructed in a manner consistent with a small ranch house building once present in that location. The pump house will contain a 1100 gallon aboveground polyethylene water tank and a water pressure system.

2.6 PROJECT IMPLEMENTATION

The project will be implemented upon approval of appropriate permits.

2.7 VISITATION TO MONTANA DE ORO STATE PARK

Visitor surveys estimate the following numbers of people visited Montana de Oro State Park during the last four fiscal years:

2004/2005	764,633
2003/2004	776,651
2002/2003	767,352
2001/2002	752,510

Restroom repairs will provide a usable facility for park staff and docents. Park attendance should not increase as a result of this project.

2.8 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The work proposed as part of this project would be conducted within the interior portion of Montana de Oro State Park and does not conflict with the local plans or policies of neighboring communities or the County of San Luis Obispo. The project is consistent with the Montana de Oro State Park General Plan of 1988.

2.9 DISCRETIONARY APPROVALS

DPR has CEQA approval authority for the proposed Spooner Ranch House Sanitary Repair Project at Montana de Oro State Park. The project requires Public Resources Code 5024 review, which was undertaken as part of this document.

The County of San Luis Obispo processes land use entitlement applications including minor use permits to ensure compliance with the California Coastal Act through the County's Local Coastal Plan.

2.10 RELATED PROJECTS

Two concurrent projects within Montana de Oro State Park include reparations and installation of hitching posts in Horse Camp, and a 650 foot reroute of the Valencia Peak Trail, and the Badger/Rattlesnake Trail Reroute. (Respectively, Notices of Exemption State Clearinghouse # 2006018444, # 2006028397, and #2006048145)

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CHAPTER 3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION	
1. Project Title:	Spooner Ranch House Sanitary Facility Repair
2. Lead Agency Name & Address:	California Department of Parks and Recreation
3. Contact Person & Phone Number:	Daryl Mullikin 805/235-6316
4. Project Location:	Montana de Oro State Park, Pecho Valley Road
5. Project Sponsor Name & Address:	California Department of Parks and Recreation San Luis Obispo Coast District 750 Hearst Castle Road San Simeon, CA 93452
6. General Plan Designation:	State Park, June 1988
7. Zoning:	Parkland; Recreational Use (Coastal Zone Land Use Ordinance, San Luis Obispo County General Plan, 1996)
8.	<p>Description of Project:</p> <p>The proposed project would rehabilitate an existing restroom facility located in the Spooner Ranch House at Montana de Oro State Park. The purpose of this project is to provide sanitary facilities and potable water for state park docents and staff. The following is a summary of the planned improvements:</p> <ul style="list-style-type: none"> • New sewer, water and electrical lines, a new low flow flush toilet and sink fixtures, and installation of new restroom floor covering. • An underground 1000 gallon pre-cast concrete sewage storage tank. • A 1100 gallon aboveground polyethylene water tank, a water pressure system. • A pump building to hold the aboveground water tank and water pressure system.
9. Surrounding Land Uses & Setting:	Refer to Chapter 3 of this document (Section IX, Land Use Planning)
10. Approval Required from Other Public Agencies	Refer to Chapter 2, Section 2.9

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |

☐ Utilities/Service Systems

☐ Mandatory Findings of
Significance

☒ None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

☐

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

☐

Vince Cicero
District Environmental Coordinator

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
 - a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question
and
 - b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

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ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

Located on the Pacific Coast in San Luis Obispo County just south of the Community of Los Osos, Montana de Oro State Park consists of 7,845 acres of varied coastal habitats including dunes, coastal bluff, perennial streams in deep canyons, coastal scrub covered hills mixed with oak woodland and a Bishop pine forest. In addition, the park contains nearly 40,000 feet of ocean frontage and 20,000 feet of bay frontage. The park was an active ranch until purchased by State Parks in 1965. Remaining structures on the property, including the Spooner Ranch House, were once part of the agricultural operation.

The property operated as a ranch prior to acquisition by California State Parks. No agricultural activity has been practiced for over 40 years.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The project will not impact or block a scenic vista. The new structure (pump house) will be located next to the existing building to prevent blocking any views. Therefore, no impact will occur.
- b) The project will not damage scenic resources. No impact will occur
- c) The pump building will be the only visible feature of the project. The building will be constructed in a manner consistent with a building once located at this site. No impact will occur.
- d) There is no lighting component to this project. No impact.

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II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

Montana de Oro State Park consists of 7,845 acres of varied coastal habitats including dunes, coastal bluff, perennial streams in deep canyons, coastal scrub covered hills mixed with oak woodland and a Bishop pine forest. The park does not support any agricultural operations or farmland. Land adjoining the park does include agricultural operations. The portion of the park affected by the project is well removed from the small ranch operations.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT*:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a,b,c) The portion of the park affected by the project is well removed from the small ranch operations on adjacent properties. The site is not zoned for agriculture or covered by a Williamson Act contract. No impact.

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

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III. AIR QUALITY.

ENVIRONMENTAL SETTING

Montana de Oro State Park is located in San Luis Obispo County, within the northwestern portion of the South Central Coast Air Basin (SCCAB), and falls under the jurisdiction of the San Luis Obispo County Air Pollution Control District (APCD) and United States Environmental Protection Agency (US EPA) Region IX.

The South Central Coast Air Basin area climate is dominated by a semi-permanent high-pressure cell over the Pacific Ocean. In the summer, the dominant high-pressure cell results in persistent west and northwest winds across the majority of coastal California. In the winter, when the high-pressure cell is weakest and farthest south, the inversion associated with the Pacific high pressure cell is typically absent in the SCCAB. The predominant offshore flow during this time of year tends to aid in pollutant dispersal producing relatively healthful to moderate air quality throughout the majority of the region. Conditions during this time are often characterized by afternoon and evening land breezes and occasional rainstorms. However, local inversions caused by the cooling of air close to the ground can form in some areas during the evening and early morning hours.

Both the State and federal governments have established health-based Ambient Air Quality Standards (AAQS) for six air pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), lead (Pb), suspended particulate matter (PM₁₀, or particles with an aerodynamic diameter of 10 microns or less), and sulfur dioxide (SO₂). In addition, the State has set standards for sulfates, hydrogen sulfide (H₂S), vinyl chloride (VC), and visibility-reducing particles (VRPs).

San Luis Obispo County Air Quality Designations

An area is designated in attainment if the state standard for the specified pollutant was not violated at any site during a three-year period. An area is designated unclassified if the data are incomplete and do not support a designation of attainment or nonattainment. Table III-1 provides attainment designations for San Luis Obispo County.

Table III-1. San Luis Obispo County Air Quality Designations.		
Pollutant	2002 State Levels	2002 National Levels
Ozone (O ₃)	Nonattainment-Transitional; Moderate	Unclassifiable/Attainment
Carbon Monoxide (CO)	Attainment	Unclassifiable/Attainment
Nitrogen Dioxide (NO ₂)	Attainment/unclassified	Unclassifiable/Attainment
Sulfur Dioxide (SO ₂)	Attainment/unclassified	Unclassifiable/Attainment
Particulate Matter 10 (PM ₁₀)	Nonattainment	Unclassifiable/Attainment
Sulfates	Attainment	Not Applicable (n/a)
Lead (Pb)	Attainment/unclassified	n/a
Hydrogen Sulfate	Attainment	n/a
Visibility-Reducing Particles	Attainment/unclassified	n/a

Sources: California Air Resources Board, U.S. Environmental Protection Agency

The APCD adopted its 2001 Clean Air Plan (CAP) in 2002 and also publishes annual air quality reports. The major pollutant of concern in the area is suspended particulate matter (PM₁₀). The county was until January 2004 in nonattainment for ozone. Ozone precursor emissions such as ROG and NO_x remain a concern for APCD and need to be minimized to maintain the newly achieved attainment status (Tomley, 2004).

The APCD and the ARB operate several permanent and seasonal air quality monitoring stations in San Luis Obispo County, including a permanent station in Morro Bay, the nearest facility to the site. This station is located at 899 Morro Bay Blvd. (lat. 35° 21' 58", long. 120° 50' 33") approximately 7 miles from the project area at its nearest point. The station monitors NO, NO₂, NO_x, O₃, and PM₁₀, as well as wind direction and speed.

Occurrences of high concentrations of ozone have been decreasing over the past ten years: Morro Bay experienced 28 hours above 65 parts per billion (ppb) in 1993, and only 4 hours above that level in 2002. Federal and state ozone standards were not exceeded in 2002 at any of the APCD's permanent stations. The three highest concentrations of ozone recorded in Morro Bay in 2002 were 68, 64, and 63 ppb. During 2002, Morro Bay exceeded state PM₁₀ standards just once, with a concentration of 52 micrograms/cubic meter of fine particulate. The annual arithmetic mean for PM₁₀ in 2002 in Morro Bay was 18.2 micrograms/cubic meter of fine particulate. (APCD, 2003).

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT*:				
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The project does not conflict with local the air quality plan or regulations. The APCD has published the "CEQA Air Quality Handbook: A Guide for Assessing the Air Quality Impacts for Projects Subject to CEQA Review" (APCD, 2003). The handbook provides methods for estimating construction-related emissions, thresholds of significance requiring mitigations, and mitigation measures to offset emissions. The mitigations in the handbook fall into four categories: standard, best available control technology (CBACT), fugitive PM₁₀, and discretionary (CEQA Air Quality Handbook 2003, p. 6-5).
No impact expected.
- b,c) The project is not expected to generate more than... "10 lbs/day or more of reactive organic gases (ROG), oxides of nitrogen (NOx), sulfur dioxide (SO₂), or particulate matter (PM₁₀), or 50 lbs/day or more of carbon monoxide (CO)..." (CEQA Air Quality excavation (12' x 12' x 7' deep) will be excavated by hand. The remaining soil will be excavated by backhoe. Reference to the CEQA Air Quality Handbook screening table (Table 6-3, Level of Construction Activity Requiring Mitigation) indicates the project will fall under the existing threshold for pollutants, including fugitive dust (PM₁₀). Designated soil stockpile areas will be treated, wetted during construction and/or covered, to contain excavated material. No impact.
- d,e) A minimal amount of pollutant concentrations will be produced during construction. Construction-related emissions may result in a short-term generation of odors, including

diesel exhaust and fuel vapors. These odors might be considered objectionable by some park visitors and personnel. However, because construction activities would be short term and odorous emissions would dissipate rapidly in the air with increased distance from the source, visitor exposure to these odors would be extremely limited. There are no sensitive receptors near the project site; therefore the project will not expose sensitive receptors to substantial pollutants. In addition, use of the area by park visitors is considered a discretionary act; visitors have the option of visiting other nearby park facilities. Less than significant impact.

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

Montana de Oro State Park is located at the southern end of the Coast Ranges Geomorphic Province. Most of the park's 7,845 acres consists of rolling foothills and steep, vegetated slopes and canyons. Elevation ranges from sea level to a height of 1,649 feet at the top of Alan Peak. The park is bounded on the west by 39,000 feet of ocean frontage along the southern end of Estero Bay. In addition, the park contains approximately 20,000 feet of bay frontage along the shores of Morro Bay. The coastline consists of wide, wave-cut benches, offshore sea stacks and submerged rocky intertidal habitat. North of Islay Creek, the rocky shoreline gives way to dunes and coastal strand including a four mile long barrier dune, the Morro Bay sandspit.

SPECIAL-STATUS SPECIES¹

Sensitive biological resources that occur or potentially occur on the proposed project site are discussed in this section.

The following databases were investigated for sensitive animals, plants, and natural communities that may be found at or near the project site. The California Department of Fish and Game's Natural Diversity Database (CNDDB, September 2003) was queried for the Morro Bay South 7.5-minute USGS quadrangle. In addition, the U.S. Fish and Wildlife Service (USFWS) Ventura Field Office website (<http://www.fws.gov/ventura/>) was searched for sensitive species in San Luis Obispo County. Finally, the California Native Plant Society's Inventory of Rare and Endangered Plants of California (August 2001) was investigated.

Thirteen special-status wildlife species, twenty-four special-status plant species, and six sensitive natural communities were reported on the Morro Bay South USGS quadrangle (CNDDB, 2003).

THREATENED AND ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN

Threatened and Endangered plants and wildlife species and Species of Concern are special-status species that have legal protection. The following Threatened and Endangered species and Species of Concern are the result of the CNDDB and CNPS inventory queries for the Morro Bay South USGS quadrangle, and the USFWS list of protected species for San Luis Obispo County.

Plant Species

There were 20 sensitive plant species identified from the CNDDB and CNPS inventory search.

¹ For the purposes of this document, special-status species are defined as plants and animals that are legally protected or that are considered sensitive by federal, state, or local resource conservation agencies and organizations. Specifically, this includes species listed as state or federally Threatened or Endangered, those considered as candidates for listing as Threatened or Endangered, species identified by the USFWS and/or CDFG as Species of Concern, animals identified by CDFG as Fully Protected or Protected, and plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (i.e., plants on CNPS lists 1 and 2).

The majority of these have little or no potential to occur near the project area. None of these species may have potential habitat or near the project construction area.

The following plant species are listed on the CNDDDB for the Morro Bay South USGS quadrangle. There is little or no potential that these would be found within the project area, due to lack of suitable habitat:

Six of these species are manzanita species that are found in upland chaparral habitats and would not be expected near the project area, due to the absence of suitable habitat. These include Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*), Morro manzanita (*Arctostaphylos morroensis*), Oso manzanita (*Arctostaphylos osoensis*), Pecho manzanita (*Arctostaphylos pechoensis*), Dacite manzanita (*Arctostaphylos tomentosa* ssp. *daciticola*), and Wells's manzanita (*Arctostaphylos wellsii*). The Arroyo de la Cruz manzanita and Wells's manzanita have been found in Morro Bay SP, several miles from the project.

San Luis mariposa lily (*Calochortus obispoensis*), Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*), San Luis Obispo sedge (*Carex obispoensis*), Indian knob mountainbalm (*Eriodictyon altissimum*), and most beautiful jewel-flower (*Streptanthus albidus* ssp. *peramoenus*) would all be found in drier upland chaparral, grassland, or woodland habitats, which are not found within or near the project area. Obispo Indian paintbrush (*Castilleja densiflora* ssp. *obispoensis*) would be found in upland valley and foothill grassland, which is not located within or near the project area. This plant is not known within Montana de Oro SP and most of the listed sightings are from 1908, 1936, and 1940 (CNDDDB, 2003). This plant would not be expected in or near the project area.

Dithyrea maritima, the beach spectacle pod, is found on coastal dunes. No suitable habitat exists for this plant within the project area. Blochman's leafy daisy (*Erigeron blochmaniae*) is also found on coastal dunes and has been listed in nearby Montana de Oro SP, but would not be expected within the project area. San Luis Obispo monardella (*Monardella frutescens*) has also been found on coastal dunes, and has no potential habitat within the project area. California sea blite (*Suaeda californica*), a federally threatened species, occurs within the intertidal zone of the Morro Bay estuary and has no potential habitat within the project area.

Several species that are associated with rock outcrops and serpentine are also listed on the CNDDDB query. These habitats do not occur within the project area. These species are the San Luis Obispo serpentine dudleya (*Dudleya abramsii* ssp. *bettinae*) and Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*). Jones's layia (*Layia jonesii*) is also associated with clay soils and serpentine outcrops, which are not found in or near the project area. Miles's milk-vetch (*Astragalus didymocarpus* var. *milesianus*) may also be found in heavy clay soils near serpentine rock. None of these plants would be expected within the project area due to lack of suitable habitat.

Splitting yarn lichen (*Sulcaria isidiifera*) is a federally listed Species of Concern that is found in oaks and chaparral. No suitable habitat for this species is found within the project area.

Wildlife Species

Montana de Oro State Park's diverse habitats support a variety of wildlife species. Eight vegetation types with corresponding plant communities and various plant associations occur within the park. Coastal scrub, foredunes, chaparral, broadleaf evergreen and riparian forests dominate the landscape. A number of introduced plant species are also found in the park, including but not limited to: eucalyptus (*Eucalyptus* spp.), pampas grass (*Cortaderia* spp.), veldtgrass (*Ehrharta calycina*), wild radish (*Raphanus sativus*), Italian thistle (*Carduus pycnocephalus*) and a variety of introduced grasses and forbs. The vegetation types found in the vicinity of the proposed project include introduced annual grasses and forbs, particularly adjacent to the ranch house, and the willow dominated riparian corridor of Islay Creek adjacent to the Spooner Ranch House.

Fourteen sensitive or endangered wildlife species were found on the query for the Morro Bay South USGS quadrangle.

Special-status wildlife species that have the potential to occur in Montana de Oro State Park near the project site are described below.

Morro Bay kangaroo rat (*Dipodomys heermanni morrensis*) The Morro Bay kangaroo rat is only known from the coastal dune system within Montana de Oro State Park. The species has not been observed in Montana de Oro State Park since the late 1970's. This species is not expected in the project area due to the lack of suitable habitat.

Steelhead (*Oncorhynchus mykiss*) The Federally threatened steelhead (*Oncorhynchus mykiss*) is known to occur in Islay and Coon Creeks. The project site is located outside of the Islay Creek riparian corridor. The species is not located within the project area and the habitat will not be affected by the project.

Morro blue butterfly (*Icaricia icarioides moroensis*) is a Federal Species of Concern and may be found in Central Dune Scrub habitat. The primary host for the species is silver dune lupine (*Lupinus chamissonis*). This species is not expected in the project area due to the lack of suitable habitat.

California horned lizard (*Phrynosoma coronatum frontale*) is a Federal Species of Concern and a California Species of Special Concern, and may be found in the coastal dune system, central dune scrub and coastal sage scrub. This species is not expected in the project area due to the lack of suitable habitat.

Two-striped garter snake (*Thamnophis hammondi*) is a California Species of Special Concern. This species is associated with perennial and intermittent streams that have rocky beds and dense riparian vegetation. This species is not expected near the project area due to

lack of suitable habitat.

Southwestern pond turtle (*Clemmys marmorata pallida*) is a Federal Species of Concern and a California Species of Special Concern. Southwestern (SW) pond turtles are normally associated with permanent ponds, lakes, and streams or permanent pools along intermittent streams. They prefer sites with dense emergent vegetation. They also utilize upland nesting sites near aquatic sites. Freshwater wetland habitats outside of the project area may provide habitat for SW pond turtles in Montana de Oro SP, but the project site does not provide suitable upland habitat. Southwestern pond turtles have not been documented to occur within Islay or Coon Creeks.

California red-legged frog (*Rana aurora draytonii*) is Federally Threatened and a California Species of Special Concern. The California red-legged frog (CRLF) occurs near quiet permanent pools of streams, marshes and ponds in coastal California. It prefers dense riparian vegetation including arroyo willow (*Salix lasiolepis*), cattails (*Typha* spp.) and bulrushes (*Scirpus* spp.). The species is not known to occur in the park.

Tidewater goby (*Eucyclogobius newberryi*) is a Federally Endangered Species and California Species of Special Concern. This fish may be found in brackish water and shallow lagoon habitats, and has been observed in Chorro Creek at Morro Bay SP. This habitat would not be affected by the project.

Monarch butterfly (*Danaus plexippus*) Monarch butterflies are not listed by state or federal agencies, however CDFG and State Parks consider the roosting sites to be a sensitive natural resource. Monarchs migrate a great distance between Mexico and Canada, and traditionally use sites along the California coast to overwinter. No monarch roosting habitat occurs in the vicinity of the project.

Morro shoulderband snail (*Helminthoglypta walkeriana*) The Morro shoulderband snail (Federally Endangered) has been found in Montana de Oro State Park. This snail has been documented to occur in the Morro Dunes Natural Preserve on the westerly side of the park entrance road. No known occurrences have been documented south of Spooner Cove. Based on the lack of suitable habitat and known range, the species will not be impacted by the project.

Cooper's hawk (*Accipiter cooperi*) and **northern harrier** (*Circus cyaneus*), both California Species of Special Concern, have been observed in the park. Other species found in the park include the Federal Species of Concern and California Fully Protected **white-tailed kite** (*Elanus leucurus*) and **osprey** (*Pandion haliaetus*), a California Species of Special Concern. Other raptors known to occur at Montana de Oro SP are the red-tailed hawk (*Buteo jamaicensis*), and red-shouldered hawk (*Buteo lineatus*). These species may use the mature trees in the campground area for perching; no raptor nesting activity has been noted in the vicinity of the project site.

SENSITIVE NATURAL COMMUNITIES

Sensitive natural communities are those that are regionally uncommon, unusually diverse, or of special concern to local, state, and federal agencies. Elimination or substantial degradation of these communities would constitute a significant impact under CEQA.

The CNDDDB query lists Central Dune Scrub, Coastal Freshwater Marsh, Coastal Brackish Marsh, and Central Maritime chaparral as sensitive plant communities that exist within the Morro Bay South quadrangle. However, these communities do not occur near the project site.

Central Dune Scrub. Central coast dune scrub can be found in foredunes and on the sand spit at Montana de Oro SP. None of these areas will be affected by this project.

Coastal Freshwater Marsh. Freshwater wetland and riparian vegetation that is covered under this description may be found near Islay, Hazard and Coon Creeks. These areas may be dominated by willows and palustrine emergent vegetation. This habitat does not occur within the project site and will not be affected by this project.

Coastal Brackish Marsh. Coastal brackish marsh, dominated by salt-tolerant plants such as saltgrass, pickleweed and tules, may be found near Sharks Inlet in the Morro Bay estuary. This area will not be affected by project activities.

Central Coastal Sage Scrub. This natural community is limited in central coastal California. It may provide habitat for a number of endemic species, including the black legless lizard, and the California horned lizard. Coastal sage scrub is found adjacent to the Spooner Ranch House and the campground. The habitat does not occur at the project site.

Jurisdictional Waters of the United States. Within the vicinity of the project area, wetlands that meet U.S. Army Corps of Engineers (USACE) wetland criteria are found along Islay Creek. This creek corridor is strongly dominated by arroyo willow (*Salix lasiolepis*). Wetland habitat does not occur at the project site.

Riparian Habitat. Riparian habitat and palustrine emergent wetlands are found in Montana de Oro State Park along Islay, Coon and Hazard Creeks. These are also considered sensitive habitats. However, the riparian zones are outside of the project construction area and would not be affected by this project.

WETLANDS AND WATERS OF THE UNITED STATES

USACE defines wetlands as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The majority of USACE jurisdictional wetlands meet three wetland delineation criteria: hydrophytic vegetation, hydric soil types and wetland hydrology.

Riparian vegetation associated with rivers, streams or lakes in California is also subject to regulation by the California Department of Fish and Game (CDFG). These regulations are

described in Sections 1600 through 1603 of the California Fish and Game Code, and cover alterations to the natural flow, bed, channel or bank of any river, stream or lake. No riparian zones will be affected by this project.

The California Coastal Commission's definition of wetlands includes all "lands which may be covered periodically or permanently with shallow water" (Section 30121, Coastal Act). This definition requires the presence of only one of the three wetland attributes recognized by USACE. None of the wetland attributes are present at the project site.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The biological investigation for this document consisted of a search of existing biological databases and inventories, a reconnaissance site visit, and interviews with park staff. A search of the CNDDDB was conducted for special status species within the Morro Bay South 7.5 minute quadrangle to determine which species might be present in the vicinity of the project site. Special status species include plants and animals that are legally protected or that are considered sensitive by federal, state or local resource conservation agencies and organizations. The results of the CNDDDB record search are provided in Appendix C. No known sensitive species occur on the project site. The Spooner Ranch House occupies a developed area maintained in an historic setting. On-site vegetation consists of introduced annual grasses and forbs maintained in a cropped (mowed) habit. Woody vegetation on site consists of historic Monterey cypress (*Cupressus macrocarpa*). The riparian corridor does not occur within the project site. No habitat modification will occur. No impact.
- b) The proposed project is located within the San Luis Obispo County Local Coastal Plan's required 100 foot riparian setback. The project proposes to place the sewage holding tank 20 feet from the upland extent of the riparian corridor; the pump house would be placed 30 feet from the upland extent riparian corridor. The proposed facility will be located as far away from the riparian vegetation as feasible. The pump house cannot be placed farther south or east without impacting an historic tree (*Aesculus californica*) or the existing campground access road. Less than significant impact.

PROJECT CONSTRAINTS BIO-1 WETLANDS
The upland extent of the riparian corridor that may be affected by construction activities will be protected by silt fencing. During construction, DPR-approved best management practices (BMPs) would be used to ensure that work does not result in increased erosion or siltation (see Project Constraints GEO-1). Erosion control measures will be installed along the Islay Creek perimeter of the construction site to prevent sediment delivery into nearby wetlands.

- c,d) See IV (b) The vegetation types found in the vicinity of the proposed project include introduced annual grasses and forbs, particularly adjacent to the ranch house, and the willow dominated riparian corridor of Islay Creek adjacent to the Spooner Ranch House. The project site does not include habitat for migratory fish or wildlife species and will not impede the use of native wildlife nursery sites. Less than significant impact.
- e) No trees will be removed. No impact.
- f) There are no conservation plans, policies or ordinances that apply to the proposed project or project area. The project would have no impact to this area.

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V. CULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The Spooner Ranch house is situated in Montaña de Oro State Park on a bluff above the mouth of Islay Creek at Spooner Cove. Montaña de Oro State Park is located on part of what was the Pecho y Islay Land Grant that was granted to Francisco Padillo in 1843. In 1845, Captain John Wilson acquired 10,330 acres of the Pecho y Islay. Upon his death in 1861, the property was divided among his heirs, and by 1892 the northern 6,500 acres were leased to Alden Spooner II. In 1902, Spooner purchased the property, and in 1905 increased his holdings by purchasing a portion of the adjacent Bernard Coll ranch totaling approximately 8,000 acres.

Spooner ran a dairy operation, cultivated the marine terraces and shipped agricultural products from a landing on a bluff near the ranch house. The Spooner family occupied the property until 1942, at which time the ranch was sold to Oscar Field. Mr. Field sold the property in the early 1950's to Irene McAllister, who renamed the ranch Montana de Oro.

The ranch house is part of a larger vernacular historic landscape dating to the Spooner occupation that includes numerous buildings and/or foundation remains, roads, a reservoir and water system and remains of a warehouse and landing. The original house was either already present in 1892 when the Spooner family moved onto the property, or was constructed shortly thereafter. It was expanded in 1903, 1912 and 1918. Further modifications were made in the 1940's by then-owner Oscar Field who added a masonry fireplace and barbecue on the south wall of the living room. In 1986, the State of California undertook a restoration program at Spooner Ranch house. This program included:

- New concrete perimeter and pier foundation under entire footprint
- Leveling of floors
- Roof framing was repaired and replaced as needed
- New cedar roof shingles were added to gable portions of roof
- Porch at southeast corner was re-opened
- Porch at southwest corner was re-built
- Exterior siding was repaired/replaced and painted
- New skirting boards were installed around the perimeter of the structure
- Windows were repaired/replaced and painted
- Electrical wiring was upgraded

The Spooner Ranch house and surrounding landscape is potentially eligible for the California Register of Historic Resources based upon the fact that Alden Spooner II was an important figure in San Luis Obispo County history. The period of significance for the Spooner Ranch house is between 1892 and 1942, corresponding with the period of time the ranch was occupied by the Spooner family.

Currently the ranch house is used as park headquarters and houses a ranger office, museum and visitor center.

Restroom rehabilitation

The bathroom in the house is currently non-operational, and the intent of this project is to make it again usable. None of the fixtures proposed for replacement (a wall mounted sink, a toilet, a shower stall and a ceramic lamp socket) are contributing character defining features to the structure. The original 1x4 sub flooring is a premier character defining feature of the structure. A small patch of patterned linoleum from a remodel is also a character defining element of the structure. New underlayment will cover the existing sub flooring as well as the patterned linoleum, thus no historic fabric will be removed.

Prehistoric archaeological resources have been identified or are known to exist within the project area. A dense shell midden lies within the vicinity of the planned ground disturbing work. Human remains are known to occur within the midden deposit. The archaeological site is potentially eligible for both the National Register of Historic Places and the California Register of Historic Resources based upon its potential to provide data regarding past lifeways.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The objective of this project is to restore the existing restroom within the Spooner Ranch house to functionality. Prior to acquisition of the property in 1965 by the California Department of Parks and Recreation, the restroom was functional, however the effluent drained directly into Islay Creek. As this was unacceptable, the pipe was capped and the bathroom rendered inoperable. The current proposal is to reconnect the restroom to water and sewer lines and to drain the effluent into a septic vault which can be pumped out on a regular basis. No historic fabric will be compromised, damaged or destroyed by this project.

- b) Prehistoric archaeological resources have been identified or are known to exist within the project area. A dense shell midden lies within the vicinity of the planned ground disturbing work. Site disturbance will occur during holding vault excavation and utility trenching. Implementation of Mitigation Measures Cult-1 and Cult-2 below will mitigate impacts to a less than significant level.

MITIGATION MEASURE CULT-1 Archaeological Data Recovery

Prior to installation of the proposed septic vault, the entire area where it will be installed will be scientifically excavated by a team of archaeologists lead by California State Parks archaeologists.

A report will be prepared on the findings of this excavation.

MITIGATION MEASURE CULT-2 Archaeological Resource Monitoring

The California Department of Parks and Recreation San Luis Obispo Coast District archaeologist will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. In the event that previously undocumented cultural resources are encountered during project construction, work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.

- c) Human remains have been unearthed within the vicinity of the planned ground disturbing work. Prehistoric archaeological resources have been identified or are known to exist within the project area. It is highly probable that human remains exist in the vicinity of the project area. Implementation of Mitigation Measure Cult-3 below will mitigate impacts to a less than significant level.

MITIGATION MEASURE CULT-3 Human Remains

In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, who in turn would notify the Native American Heritage Commission (HAHC) (or Tribal Representative).

If the coroner, archeologist or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed or removed from the site prior to determination except at the direction of the coroner.

If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

In part, Montana de Oro State Park consists of coastal terrace and uplands of the western San Luis Mountain Range (Irish Hills). The park contains ragged seaciffs with examples of differential erosion and exposure of the Miguelito member of the Pismo Formation. This formation is exposed in the seaciffs and makes up most of the highlands within the park. It is composed of repetitive beds of diatomite or clayey porcellanite, diatomaceous mudstone, dolomite and chert. The coastal terraces near the mouth of Islay Creek and the southern coastal portion of the park are made up of Still gravelly sandy loam that formed in alluvium weathered from sedimentary rocks.

WOULD THE PROJECT:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

feature?

DISCUSSION

- a, i - iv) The project site is located within the seismically active Central California coastal region, between the San Andreas and Hosgri Fault zones. While the chances of the rupture of a known earthquake fault, strong seismic ground-shaking, or seismic-related ground failure are certainly possible in this area, this project would not substantially increase the exposure of people or structures to risk of loss, injury, or death as a result of these events. The proposed project would not add any element or structure that would increase public exposure. The proposed project would not add any element or structure that would increase or create adverse public exposure. Along the coastal plain and within stream valleys the older bedrock formations are overlain by more recent alluvium and terrace deposits. The Estero Planning Area is located in a seismically active region that includes several active earthquake faults, as shown in Figure 6-2. The Hosgri fault zone, part of the San Simeon - Hosgri Fault zone, is located offshore of the planning area. This zone has the potential for earthquakes up to a magnitude 7.5 on the Richter Scale. The Los Osos Fault runs along the Los Osos Valley at the base of the Irish Hills. It has the potential for seismic events of a magnitude as high as 6.75 on the Richter Scale. The San Andreas Fault zone, about 40 miles east of the planning area, has the potential for magnitude 8.5 events. The Nacimiento and Rinconada Fault zones are also located near the planning area, but are considered to have less significant hazard potential. In addition to earthquakes, geologic hazards associated with fault zones include ground rupture, liquefaction of alluvial soils - generally in low-lying areas - and landslides on steeper, unstable slopes (San Luis Obispo County Estero Area Plan 2004). In addition, no landslides have been mapped within the project area. No impact.
- b) The excavation occurs on a less than 2% slope. Initial excavation would result in short term soil disturbance. The holding tank excavation site (8' by 10' x 7' deep) will be recontoured to pre-project conditions. Implementation of Project Constraints GEO-1 below will reduce soil erosion or loss of topsoil by the proposed project to a less than significant level.

PROJECT CONSTRAINTS GEO-1 – EROSION CONTROL

- Best Management Practices (BMPs) will be used in all areas to control soil and surface water runoff during trenching and grading activities. Grading and excavation activities should not occur during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, "winterizing" will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil-disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into nearby water bodies.

- c,d) The coastal terraces near the mouth of Islay Creek and the southern coastal portion of the park are made up of Still gravelly sandy loam that formed in alluvium weathered from sedimentary rocks. Characteristics include slow percolation, piping characteristics and great depth to water. Sandy loam is not characterized as an expansive soil. The densely vegetated riparian corridor of Islay Creek, a deeply incised perennial stream adjacent to the project site, provides a stabilizing function to the stream banks. Undercutting may cause and bank instability. However, a dense riparian community occurs in the vicinity of the project site providing stability to the streambank. No impact.

The coastal terraces near the mouth of Islay Creek and the southern coastal portion of the park are made up of Still gravelly sandy loam that formed in alluvium weathered from sedimentary rocks. No impact.

- e) The project will provide a sewage holding tank. No leach field or septic tank will be constructed. All effluent will be pumped out and hauled to an approved treatment facility. No impact expected.
- f) The geology at the site is composed of repetitive beds of diatomite or clayey porcellanite, diatomaceous mudstone, dolomite and chert. No paleontological resources are known to occur at the site. No impact.

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VII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

Montana de Oro State Park is a 7,845 acre park located in San Luis Obispo County, just south of the Community of Los Osos. No substantial amount of hazardous materials is stored within the park facilities. The existing restroom has not been used for several decades. No septic system exists on the property. No contact with raw sewage can occur. In addition, there is no known hazardous contamination and the site is not suspected of containing any hazardous wastes, debris or soil contamination. An asbestos inspection was performed in 1990. No asbestos is located at the site. No airstrips exist within the park or adjacent to park property.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

or where residences are intermixed with wildlands?

DISCUSSION

- a) A number of sewage holding tanks (vault toilets) currently exist in Montana de Oro State Park; twelve are currently in use in the campground. The sewage holding tank will be maintained similarly to the existing facilities. Presently, sewage is removed through a commercial contract on an as needed basis. No other hazardous materials are known to occur on the site. Therefore, no impact.
- b) See VII (a) discussion above. No impact.
- c) There are no schools or proposed schools within one-quarter mile of the project site; therefore, no impact.
- d) Montana de Oro State Park is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. Therefore, no impact would occur with project development.
- e,f) Montana de Oro State Park is not located within an airport land use plan, within two miles of an public airport or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.
- g) Construction activities associated with the project would occur within the boundaries of Montana de Oro State Park and work would not restrict access to or block any public road. The campground road, adjacent to the project site, is not a designated emergency access or evacuation route. In addition, the campground road will not be closed during construction. Therefore, there would be no interference with an adopted emergency response plan or emergency evacuation plan. No impact would occur as a result of this project.
- h) The project would not add any new uses that could create significant additional long-term or permanent increased fire risks. No impact.

VIII. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Montana de Oro State Park is located within the Los Osos and Port San Luis Hydrologic Subareas of the San Luis Obispo Hydrologic Unit. The park is characterized by mountainous and hilly terrain with many small stream valleys. The project site is located in the southwestern part of Montana de Oro State Park on a coastal terrace (elevation 70 feet MSL) well above Islay Creek, a deeply entrenched perennial stream flowing through a narrow, steep-sided valley. Surface water in the project area originates from precipitation and runoff along the coastal terrace during storm events.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures that would impede or redirect flood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

flows within a 100-year flood hazard area?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Result in inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) The project will provide a sewage holding tank and is a closed facility. The holding tank consists of a stand alone sewage vault. No leach field or septic tank will be constructed. All effluent will be pumped out and hauled to an approved treatment facility by a licensed contractor. No impact.
- b) Water for the facility will be hauled from off-site. No impact is expected to groundwater supplies or groundwater recharge.
- c) The holding tank will be placed underground. The pump house will occupy a 12' x 12' area. The project area is characterized by a less than two percent slope. The facility will not affect runoff patterns or cause erosion. Therefore, no impact.
- d,e,f) See VIII(c) discussion above. No impact.
- g) The project area is located on a coastal terrace at an elevation of 70 feet MSL and approximately 40 feet above bankfull width (approximate 100-year flood level) of Islay Creek. No impact.
- h,i) See VIII (g) discussion above. No impact.
- j) The San Luis Obispo Tsunami Emergency Response Plan notes the county could be affected by a tsunami. The local threat of tsunami related damage is primarily confined to low-lying coastal areas less than 50 feet above mean sea level. The project area is located on a coastal terrace at an elevation of 70 feet MSL. No impact.

IX. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

Situated just south of the Morro Bay estuary, Montana de Oro State Park is a 7,845 acre park of varied habitats and spectacular views, particularly from the 1,347 foot Valencia Peak. Areas along the Pacific Ocean are within the coastal zone and are subject, in most cases, to the 1976 Coastal Act and the Coastal Zone Management Act, as administered by the California Coastal Commission and the County of San Luis Obispo. All construction activities associated with the project occur within the boundaries of Montana de Oro State Park.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The project site is approximately four miles south of the Community of Los Osos. No established communities exist within the boundaries of Montana de Oro State Park; therefore, no impact would occur.
- b) The Spooner Ranch House site is bordered on the north by Islay Creek, on the south and east by the campground access road and on the west by the park entrance road. The location of the sewage holding tank and pump house is restricted by the proximity of the upland extent of the Islay Creek riparian corridor and the campground access road corridor. The location selected for sewage vault and pump house took into account the location of the existing ranch house restroom, required fall to the sewage holding tank, slope and vehicular (maintenance) access to the site. Although the project site is above the deeply entrenched low flow channel of Islay Creek, it is located within the required 100 foot riparian setback (San Luis Obispo County Coastal Zone Land Use Ordinance 1996). The project proposes to place the sewage holding tank 20 feet from the upland extent of the riparian corridor; the pump house would be placed 30 feet from the upland extent of the

riparian corridor. Although the project falls within the 100 foot setback recommended by the CZLUO (1996), the proposed facility will be located as far away from the riparian vegetation as feasible. The pump house cannot be placed farther south or east without impacting an historic tree or the existing campground access road. Less than significant impact.

- c) There are no conservation plans, policies, or ordinances that apply to the proposed project or project area. The project would have no impact to this area.

X. MINERAL RESOURCES.

ENVIRONMENTAL SETTING

In part, Montana de Oro State Park consists of coastal terrace and uplands of the western San Luis Mountain Range (Irish Hills). The park contains ragged seacliffs with examples of differential erosion and exposure of the Miguelito member of the Pismo Formation. This formation is exposed in the seacliffs and makes up most of the highlands within the park. It is composed of repetitive beds of diatomite or clayey porcellanite, diatomaceous mudstone, dolomite and chert. The coastal terraces near the mouth of Islay Creek and the southern coastal portion of the park are made up of Still gravelly sandy loam that formed in alluvium weathered from sedimentary rocks.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a,b) No known mineral resources are present at the site; therefore, no impact.

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XI. NOISE.

ENVIRONMENTAL SETTING

Montana de Oro State Park consists of 7,845 acres of varied coastal habitats including dunes, coastal bluff, perennial streams in deep canyons, coastal scrub covered hills mixed with oak woodland and a Bishop pine forest. The park is open to the public year-round and hosts a variety of recreational and educational opportunities. The Islay Creek Campground, located just up canyon from the ranch house, contains a campfire center and a 50-unit campground with pit (vault) toilets. Day-use parking is available along the park entrance road, the Sandpit Day Use Area and Spooner Cove.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) Construction noise levels near the project area would fluctuate, depending on the type and number of construction related vehicles operating at any given time. Although the beginning of the campground is located approximately 300 feet from the Spooner Ranch

House project site, camping would not be substantially affected by the proposed construction-generated noise. However, use of the area by park visitors is considered a discretionary act; visitors are free to use other area campgrounds. Implementation of Mitigation Measure NOISE-1 below would reduce any potential adverse impact to a less than significant level.

MITIGATION MEASURE NOISE-1
<ul style="list-style-type: none"> • Construction activities would generally be limited to daylight hours and a Monday through Friday work week; alterations in this schedule could be made to address overriding construction considerations or worker safety. • Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically-attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

- b) Construction activity would include the use of a backhoe to complete the holding tank excavation and placement of the holding tank. In order to minimize noise, the hours of operation will be limited, as included above in Mitigation Measure Noise-1.
- c) Once the proposed project is completed, all related construction noise would disappear. Nothing within the scope of the proposed project would result in a substantial permanent increase in ambient noise levels. Therefore, no significant impact to permanent ambient noise levels would be anticipated.
- d) See XI (a) Discussion above. Implementation of Mitigation Measure NOISE-1 above would reduce any potential adverse impact to a less than significant level.
- e,f) Montana de Oro State Park is not located within an airport land use plan, within two miles of an public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

XII. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

Montana de Oro State Park is bordered on the north by the Community of Los Osos (population 15,000). The remainder of the park is surrounded by private property and rural in nature.

No residences are located in the project site and none are located within view of the project.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The proposed project will rehabilitate an existing restroom in the Spooner Ranch House. The facility will be used by solely park staff including docents. There will be no change in purpose, capacity or use of the park or park facilities. No impact will occur.
- b,c) No housing or people will be displaced by this project. There is no housing component. No impact.

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XIII. PUBLIC SERVICES.

ENVIRONMENTAL SETTING

Montana de Oro State Park is bordered on the north by the Community of Los Osos (population 15,000). The remainder of the park is surrounded by private property and rural in nature. The park is open to the public year-round and hosts a variety of recreational and educational experiences. The Islay Creek Campground, located up canyon from the ranch house, contains a campfire center and a 50-unit campground with pit toilets. Day-use parking is available along the park entrance road, the Sandpit Day Use Area and Spooner Cove.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) The park is located primarily within an isolated, rural environment. The project will entail the rehabilitation of an existing restroom within the Spooner Ranch House. The sewage holding tank will be located underground. The pump house will be located adjacent to the existing ranch house and will be constructed in a manner consistent with a historic structure previously located at the site. The project will not impact public services.

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XIV. RECREATION.

ENVIRONMENTAL SETTING

Montana de Oro State Park is bordered on the north by the Community of Los Osos (population 15,000). The remainder of the park is surrounded by private property and rural in nature. The park is open to the public year-round and hosts a variety of recreational and educational experiences. The Islay Creek Campground, located up canyon from the ranch house, contains a campfire center and a 50-unit campground with pit toilets. Day-use parking is available along the park entrance road, the Sandpit Day Use Area and Spooner Cove.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a,b) The proposed project will rehabilitate an existing restroom in the Spooner Ranch House. The facility will be used by solely park staff including docents. There will be no change in purpose, capacity or use of the park or park facilities. No impact will occur.

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XV. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

Montana de Oro State Park consists of 7,845 acres of varied coastal habitats including dunes, coastal bluff, perennial streams in deep canyons, coastal scrub covered hills mixed with oak woodland and a Bishop pine forest. The park is open to the public year-round and hosts a variety of recreational and educational experiences. A two-lane road provides access into the park. The road has no outlet and terminates at the PG&E property located along the southern park boundary.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a -g) The proposed project will rehabilitate an existing restroom in the Spooner Ranch House. The facility will be used by solely park staff including docents. There will be no change in purpose, capacity or use of the park or park facilities. There is no transportation element to the project. No roads will be closed during construction. No impact will occur.

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XVI. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

Montana de Oro State Park is bordered on the north by the Community of Los Osos (population 15,000). The remainder of the park is surrounded by private property and rural in nature. The park is open to the public year-round and hosts a variety of recreational and educational experiences. The Islay Creek Campground, located up canyon from the ranch house, contains a campfire center and a 50-unit campground with pit toilets.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a,b,c) Currently, park staff and docents utilize an existing vault toilet located across the campground access road from the Spooner Ranch House. A number of sewage holding

tanks currently exist in Montana de Oro State Park; twelve are currently in use in the campground. The sewage holding tank will be maintained similarly to the existing facilities. Sewage will be pumped out and transported to a lawful treatment facility. There will be no change in purpose, capacity or use of the park or park facilities by park staff and the project will not contribute to a need for any new facilities. No impacts will occur.

- d) Water will be supplied by an existing facility located approximately one mile north from the Spooner Ranch House. The water source also supplies potable water for holding tanks located within the Islay Creek Campground. No impacts will occur.
- e) A number of sewage holding tanks currently exist in Montana de Oro State Park; twelve are currently in use in the campground. The sewage holding tank will be maintained similarly to the existing facilities. Sewage will be pumped out and transported to a lawful treatment facility. There will be no change in purpose, capacity or use of the park or park facilities by park staff and the project will not contribute to a need for any new facilities. No impact.
- f,g) Operation of the restroom will not generate solid waste. No impact.

CHAPTER 4

MANDATORY FINDINGS OF SIGNIFICANCE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) The biological investigation for this document consisted of a search of existing biological databases and inventories, a reconnaissance site visit, and interviews with park staff. A search of the CNDDDB was conducted for special status species within the Morro Bay South 7.5 minute quadrangle to determine which species might be present in the vicinity of the project site. Special status species include plants and animals that are legally protected or that are considered sensitive by federal, state, or local resource conservation agencies and organizations. The results of the CNDDDB record search are provided in Appendix C. No known sensitive species occur on the project site. The Spooner Ranch house occupies a developed area maintained in an historic setting. On-site vegetation consists of introduced annual grasses and forbs. Woody vegetation on site consists of historic Monterey cypress (*Cupressus macrocarpa*). No habitat modification will occur. No impact.
- b) The proposed project was evaluated for potential significant adverse impacts to cultural resources. It has been determined that much of the work proposed in this project would

have the potential to cause a significant adverse impact to archaeological resources. However, full implementation of all mitigation measures, conditions, and constraints incorporated into this project would reduce those impacts, both individually and cumulatively, to a less than significant level.

- c) Impacts to park visitors and staff are minimized with this short construction period. The same project constraints proposed for this project would be implemented for future projects that may require ground disturbance. Impacts from these ongoing and future projects, along with other environmental issues addressed in this evaluation, would not overlap in such a way as to result in cumulative impacts that are greater than the sum of the parts. Full implementation of all project constraints incorporated into this project would reduce all impacts to a less than significant level.
- d) Most project-related environmental effects have been determined to have no impact or pose a less than significant impact on humans. Implementation of project constraints would reduce any potential adverse impact to a less than significant level.

CHAPTER 5

SUMMARY OF MITIGATION MEASURES AND PROJECT CONSTRAINTS

The following mitigation measures and project constraints would be implemented by DPR as part of the Spooner Ranch House Sanitary Facility Repair Project.

Biological Resources

MITIGATION MEASURE BIO-1

The upland extent of the riparian corridor that may be affected by construction activities will be protected by silt fencing. During construction, DPR-approved best management practices (BMPs) would be used to ensure that work does not result in increased erosion or siltation (see Mitigation Measures GEO-1). Erosion control measures will be installed along the Islay Creek perimeter of the construction site to prevent sediment delivery into nearby wetlands.

CULTURAL RESOURCES

MITIGATION MEASURES CULT-1

Prior to installation of the proposed septic vault, the area where it will be installed will be scientifically excavated by a team of archaeologists lead by California State Parks archaeologists. A report will be prepared on the findings of this excavation.

Mitigation Measures Cult -2

The California Department of Parks and Recreation San Luis Obispo Coast District archaeologist will be notified a minimum of five days in advance of all ground-disrupting work on order to review and determine the course of appropriate cultural resource management work. All ground-disrupting activities determined substantial enough in size and scope will be monitored by a DPR-qualified archaeologist. In the event that previously undocumented cultural resources are encountered during project construction, work within the immediate vicinity of the find will be temporarily halted or diverted until a DPR-qualified cultural resource specialist has evaluated the find and implemented appropriate treatment and disposition of the artifact(s). All monitoring work must be designed and implemented by a California DPR-qualified archaeologist.

Mitigation Measures Cult -3

In the event that human remains are discovered, work would cease immediately in the area of the find and the project manager/site supervisor would notify the appropriate DPR personnel. Any human remains and/or funerary objects would be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized State representative) would notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, who in turn would notify the Native American Heritage Commission (HAHC) (or Tribal Representative.

If the coroner, archeologist or tribal representative determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work would not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects would be cleaned, photographed, analyzed, or removed from the site prior to determination except at the direction of the coroner.

If it is determined the find indicates a sacred or religious site, the site would be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives would also occur as necessary to define additional site mitigation or future restrictions.

Geology and Soils

Mitigation Measures Geo-1

Best Management Practices (BMPs) will be used in all areas to control soil and surface water runoff during trenching and grading activities. Grading and excavation activities should not occur during the rainy season (October 31 to May 1), but if storms are anticipated during construction or if construction must occur during winter months, “winterizing” will occur, including the covering (tarping) of any stockpiled soils and the use of temporary erosion control methods to protect disturbed soil. Temporary erosion control measures (BMPs) must be used during all soil-disturbing activities and until all disturbed soil has been stabilized (recompacted, revegetated, etc.) These BMPs will include, but not be limited to, the use of silt fences, straw bales, or straw or rice coir rolls, to prevent soil loss and siltation into nearby water bodies.

Noise

Mitigation Measures Noise-1

Construction activities would generally be limited to daylight hours and a Monday through Friday work week; alterations in this schedule would be made to address overriding construction considerations or worker safety.

Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically-attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.

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MAPS, TABLES, AND CHARTS

PROJECT DESIGN GRAPHICS

APPENDIX C

SENSITIVE SPECIES LIST CNDDB RECORD SEARCH
